

**City Real Estate for Sale.**

**A**N ASSORTMENT of first-class dwellings for sale on the particularly site of 30th & 3rd, Madison Ave., with day's work from designs by D. & J. Jardine, Architects. Address MRS. SCHULTZ, Elmhurst, N.Y.

**FOR SALE**,—price very low; New flat; corner 5th Ave. and 100th st. RULAND & WHITTING, 5 Beckman-st.

**Business Property for Sale and To Let.**

**FOR SALE** at a bargain.—Excellent investment property, well located, near Exchange Place, and near Grand Central Station, near Cotton Exchange; Stone-street Broad, the old Produce Exchange property on Whitehall, Pearl, Moore and Water Streets, S. W. 12th and 13th Streets, etc.

**TO LET**—Stores, lofts and offices in Fulton, Beckman, Nassau, Asia, Gold, William, Pearl, Jacob, John and Water Streets, etc. RULAND & WHITTING, 5 Beckman-st.

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**JAMES L. WELLS**, Auctioneer, WILL SHOW AT PUBLIC AUCTION,

at Exchange Saloon, Broad-street, at 12 o'clock noon, TUESDAY, JUNE 17.

260 lots, portions of lots, recently purchased, including 100 ft. frontage on Madison-ave.

**SUBURBAN RAPID TRANSIT ROUTE**, 169TH, 167TH, 16TH, 15TH STS., STEUBEN AND WESTCHESTER AVES., AND SOUTHERN BOULEVARD.

Every room accessible, attractive, advancing, and an investment safer than banks or stocks.

These lots are leading thoroughfares, near streets and horse cars, new parks, stores, houses, churches and dry goods. Post office, telegraph, fire, and police service available.

Lots sold without restrictions and on easy terms.

Free maps and full particulars with CHARLES BENNER, esq., Attorney, 132 Nassau-st., and Auctioneer, 5 Pine-st.

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**ALL COUNTRY PROPERTY OUR SPECIALTY**.—Farm, Residences, etc., everywhere. List free. PHILLIPS & WELLS, Tribune Building.

**A FURNISHED HOUSE WITH 10 ROOMS**.—Vine-covered pleasure stable, garden, grapes, lawn, water and drainage. Address 441 Elizabeth, New Jersey.

**A FINE Residence for Sale**, to close an estate, situated within 225 miles of New York, on line of L. & W. and Erie Railways, delightfully located in a charming valley, with fine views of the Hudson River, the Palisades, the Hackensack River, first-class houses, picture drives, the best of boating and fishing and unexcelled for its photographic view, terms and particular, call or address E. L. BUTLER, 56 Warren-st., City.

**ADVERTISEMENTS FOR THE NEW YORK TRIBUNE WILL BE RECEIVED AT THE TRIBUNE BUILDING, Broad-street, corner Thirty-first, until 9 p.m. and 308 West Twenty-third, corner Eighteenth, No. 92 East Fourteenth-st., corner Union Square, 760 Third-ave., corner Forty-second, from 10 a.m. to 5 p.m., except Saturday, and at the HARLEM OFFICE, 2d, 200 Third-ave., corner One-hundred-and-twenty-fifth, up to 5 p.m., at regular office rates.**

**COFFEE, SIX ROOMS**, 1/2 acre ground d.; fruit; garden, lawn, stable, porch, stable, and stable road; \$12 monthly. Possession. COUNTRY, Station No. 1.

**EXCHANGE**.—A good house of four rooms and barn with plenty of fruit and shade at Rutherford, N.J. (45 minutes from New York), will be exchanged for small house in Brooklyn. Address J. P. Tribune Office.

**FOR SALE** at a sacrifice, at Woodbury, Connecticut, a handsome summer residence, can be had for \$1,000. It contains a summer house, contains 6 acres of fine land, a large modern house of 11 rooms, a smaller house for help, fruit trees, grape-vines, etc. Two miles from the Hartford and two from the Connecticut Western Railroads. Terms easy. Mrs. F. B. HAMLIN, Sharon, Litchfield County, Conn.

**FOR SALE**—At New-Rochelle, a handsome place. Every convenience for comfortable living. Price low, terms easy. Address L. Box 45, Tribune.

**FOR SALE**—Lands in every county in Southern Missouri at from one to five dollars per acre, in small tracts. Correspondence desired. Address Mr. S. C. BROWN, No. 500 Oliver-st., St. Louis, Mo.

**FOR RENT**.—Two adjoining factories, with 100 ft. x 120 ft. each, can be had for \$1,000. Has been used as a wholesale hardware manufacturer. They are supplied with ample power to suit any business; will rent whole or part. Possession July 1st. Address P. F. KERNAN, 436 Walnut-st., Philadelphia.

**GREENWICH**.—Desirable shore property; 10 rooms; 8 acres; abundance fruit and shade; high ground; perfectly healthy; \$7,500. 130 Broadway.

**J**IN MORRIS COUNTY, N. J., for sale, country seat and farm of 300 acres, excellent land; large and abundant buildings; healthy location; 800 feet above tide water. Price reasonable. RULAND & WHITTING, 5 Beckman-st.

**MONTCLAIR**, N. J., for sale, a handsome new cottage, 8x30; 10 rooms; beautifully papered, gas, furnace, range, tubs, grass; first-class plumbing; large piano; stone steps; commodious cellar; fine neighborhood; convenient to railroads. Address H. HOWE & PARTNERS, 79 Cedar-st., New-York.

**ORANGE, N. J.** properties every variety for sale, furnished and unfurnished houses to rent season or year. S. D. CONDE, opposite Brick Church Station.

**ORANGE, N. J.** (and vicinity, specialty), real estate, every variety. Address P. HAMILTON & CO., 2 Pine-st., New-York.

**TO RENT**.—At Madison, N. J., one mile from depot, with immediate possession, a gentleman's residence, seat, complete with all furniture, can be had for \$1,000. Large garden made, abundance of fruit and shade, also farm of 35 acres opposite, and buildings, etc. Address T. KEEFTH, at the Astor House, send for circular. PORTER & KEETH, Proprietors.

**MONMOUTH BEACH**, near Long Branch, will open June 20. Do-si-do rooms, good table, rest-bathing, etc. Address MRS. ANNAN.

**NEPTUNE HOUSE, OCEAN BEACH N. J.** will open June 14, fifty yards from our beautiful ocean drive. Address W. S. SANDEAN, at Neptune House, C. W. SANDEAN, at Neptune House, 102 South 19th-st., Philadelphia, July 1st.

**OCEAN WAVE**, LONG BRANCH, N. J. Almost indispensable to the summer tourist.—An Army Evening Journal. A very pleasant—sojourner. Address WALTON VAN LOAN, Catskill, N.Y.

**ATLANTIC HOTEL**, Long Branch, N. J., will open for the season. SATURDAY, June 7. H. HOWLAND.

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**A LADY CAN ACCOMMODATE** a family of four persons, or man and wife and two children, on a farm of 60 acres in the beautiful village of Orange, N. J., with all the conveniences of town, cows, dairy, delicious fruit and vegetables. The farm also is offered for sale. Refers to Mr. THOMAS S. COOPER, 100 Union Street, Elizabeth, N. J., or to Mr. J. A. G. G. LEWIS, 74 George-st., New-York.

**A FEW BOARDERS** taken at Hartwick Park after June 20. Address GERTUDE WIGGINS, Ulysses, Orange County, N.Y.

**ARE YOU GOING** TO THE COUNTRY? HOME JOURNAL out-to-day, with extra sheet, has third edition of the SUMMER RESORT GUIDE, giving prices, distances and all information. Address, Five cents. MERRILL PHILLIPS & CO., 3 Park Place, New-York.

**A.** **MANSION HOUSE**, LONG BRANCH, OPENS JUNE 14. SEASON RATES REDUCED. M. J. BUTLER.

**AVON INN**, KEY EAST BEACH, N. J. Open June 25.

Five miles south of Long Branch, charmingly located, just across the ocean from the beach, with all the conveniences, including gas, electricity, and warm and cold sea-water baths on three hours. Send for illustrated "A STAY AT THE AVON INN," by Dr. H. R. WILSON, who may be seen at the Hotel on March 20th and 21st, and 23rd, N.Y. every evening until June 20.

**ARGYLE HOTEL**, BAYLON, L. L. 14 miles via Long Island R.R. (see time table). Now open. Perfectly liberal rates and management.

**THE POLAND SPRING HOTEL**, Exclusively for Hotels and Lodging-houses. For ROOMS or COTTAGES at THE ARGYLE. Representative will call with references. RICHARD H. STEPHENS.

**A FEW ADULTS** can be accommodated with a good country board at a farm-house, mountain air, no mosquitoes; pure soft, cool spring water; also lawn and shade, and plenty of milk. Daily news. An opportunity for those desiring rest and quiet during the summer months. Address W. E. MARSH, Manager.

**PROSPECT HOUSE**, Lake Spofford, Chesterfield, N.H., a thousand feet above the sea, 50 miles north of Springfield. Mass. Boating, bathing and sailing. Open June 14. Send for circular. A. R. MARSH, Manager.

**PROSPECT HOUSE**, Bethelwhite, White Mountains, N.H.—A nice, quiet, sound boarding-house for parties. GEO. W. PHILLIPS.

**PHILLIPS HOUSE**, Sugar Hill, Franconia, N.H. Open June 1. Situated on summit of Sugar Hill between the Goodman and Sunday Rivers. For circuits. W. B. PHILLIPS, Proprietor.

**Summer Resorts.**

**A**MONG THE MOUNTAINS.—Pleasant rooms and good board at Lurell's, 1½ miles from Ellenville. Cottages to rent. Address MRS. SCHULTZ, Ellenville, N.Y.

**A.—GEORGE HOTEL**, ON LONG ISLAND SOUND, Greenport, Conn.

Open June 10. Greatly enlarged and improved a coat of over \$50,000. One and one-half hours from New-York. All the comforts of a hotel and the quiet of a country house. One of the most beautiful resorts in America; good bathing, boating, fishing; charming drives; no mosquitoes; no ticks; no snakes. Address Box 125, 25 Union Square, New-York. GEORGE A. WELLS, Manager.

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**CATSKILL MOUNTAINS.**—TREMPER HOUSE, opens June 19. Terms, \$5 per week. Will be open to the public on Friday, June 15, and to the summer trade on Saturday, June 16. Patterson, Phoebe, Uptown Office, 1,238 Broadway.

**BOARD AMONG THE CATSKILLS**.—MOUNTAIN VIEW Farm House—Pleasantly situated seven miles from the Catskill Mountain House, with fine facilities. Board and rooming; delicious food; good bathing, swimming, tennis, lawn tennis, croquet, billiards, etc. Address FREDERICK S. COOK, Catskill, N.Y.

**COUNTRY BOARD**,—Boarding house—Pleasantly situated seven miles from the Catskill Mountain House, with fine facilities. Board and rooming; delicious food; good bathing, swimming, tennis, lawn tennis, croquet, billiards, etc. Address FREDERICK S. COOK, Catskill, N.Y.

**SEABRIGHT, N. J.**—The Garfield opens June 14.—The ocean view. Within three minutes of deposit superior accommodations for families. A. CLOUGHLEY, Manager.

**SMITH HOUSE.** CORNWALL ON HUDSON, MOUNTAIN AVE., C. H. SMITH.

**SEA BRIGHT**, N. J.—Large and small rooms overlooking the ocean, opposite state line, board and rooming; delicious food; good bathing, swimming, tennis, lawn tennis, croquet, billiards, etc. Address FREDERICK S. COOK, Catskill, N.Y.

**SIX PERSONS** can have good accommodations for the summer month. Delightful roomy, comfortable, airy, quiet, and airy, with a view of the Hudson River. Address JOHN H. GARDNER, 121 Broadway, Uptown Office, 1,238 Broadway.

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